113.0	0001	0027.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,700 /	748,700
					USE VALUE:	748,700 /	748,700
					ASSESSED:	748,700 /	748,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESHLER CHRISTINE P &
Owner 2:	DUROCHER MICHELLE M
Owner 3:	
Street 1:	65 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DESHLER CHRISTINE P -
Owner 2:	-
Street 1:	65 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,025 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Vinyl Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6025.000	328,200		420,500	748,700
Total Card	0.138	328,200		420,500	748,700
Total Parcel	0.138	328,200		420,500	748,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.21 | /Parcel: 493.2

Legal Description

User Acct 71763

GIS Ref

GIS Ref

Insp Date 05/05/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 113.0-0001-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,200	0	6,025.	420,500	748,700	748,700	Year End Roll	12/18/2019
2019	101	FV	240,300	0	6,025.	414,500	654,800	654,800	Year End Roll	1/3/2019
2018	101	FV	240,300	0	6,025.	318,400	558,700	558,700	Year End Roll	12/20/2017
2017	101	FV	240,300	0	6,025.	300,400	540,700	540,700	Year End Roll	1/3/2017
2016	101	FV	240,300	0	6,025.	276,300	516,600	516,600	Year End	1/4/2016
2015	101	FV	231,100	0	6,025.	258,300	489,400	489,400	Year End Roll	12/11/2014
2014	101	FV	230,100	0	6,025.	237,900	468,000	468,000	Year End Roll	12/16/2013
2013	101	FV	230,100	0	6,025.	237,900	468,000	468,000		12/13/2012

!8731!

PRINT

Date	Time
12/10/20	23:16:31

LAST REV

Date	Time
09/06/18	18:20:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8731

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESHLER CHRISTI	1426-103		11/15/2012	Convenience	1	No	No		
ODONOGHUE PATRI	1243-181		10/15/2001	Family	1	No	No		
	1081-91		5/1/1991		185,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2013	1204	Redo Bat	22,820	C				
3/7/2012	211	Manual	48,126					remodel kitchen &
5/16/2011	448	Re-Roof	8,990					
12/9/1992	637	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/30/2012	Info Fm Prmt	MM	Mary M
11/21/2008	Meas/Inspect	201	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6025		Sq. Ft.	Site		0	70.	1.00	6									420,527						420,500	

Total AC/HA: 0.13831 | Total SF/SM: 6025 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,527 | Spl Credit | Total: 420,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34169960
Const Adj.:	0.99693000
Adj $ / SQ:	180.573
Other Features:	94033
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403223
Depreciation:	74999
Depreciated Total:	328224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

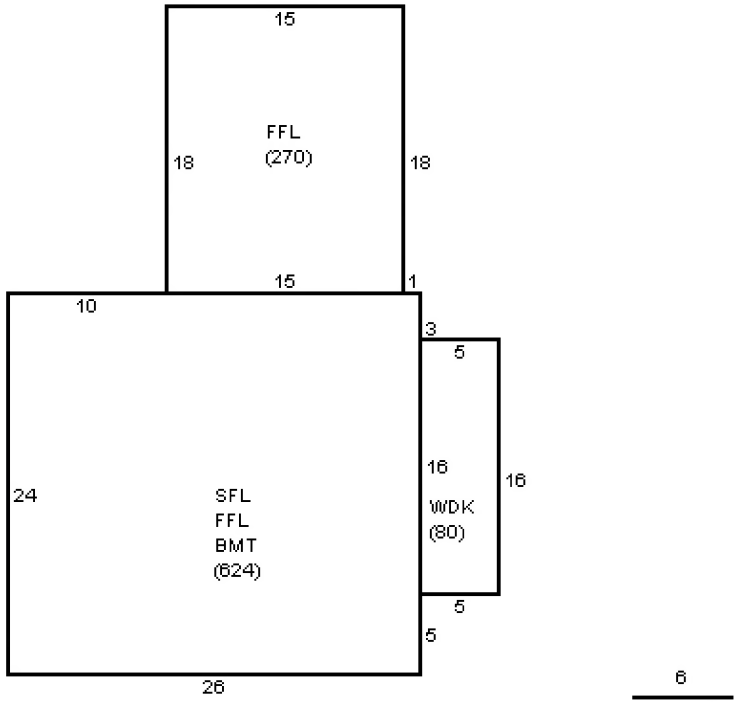
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.57
Special Features:	0	Val/Su Net:	147.70
Final Total:	328200	Val/Su SzAd	216.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	180.570	161,433
BMT	Basement	624	54.170	33,803
SFL	Second Floor	624	180.570	112,678
WDK	Deck	80	15.950	1,276

Net Sketched Area:	2,222			Total:	309,190
Size Ad	1518	Gross Are	2222	FinArea	1518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

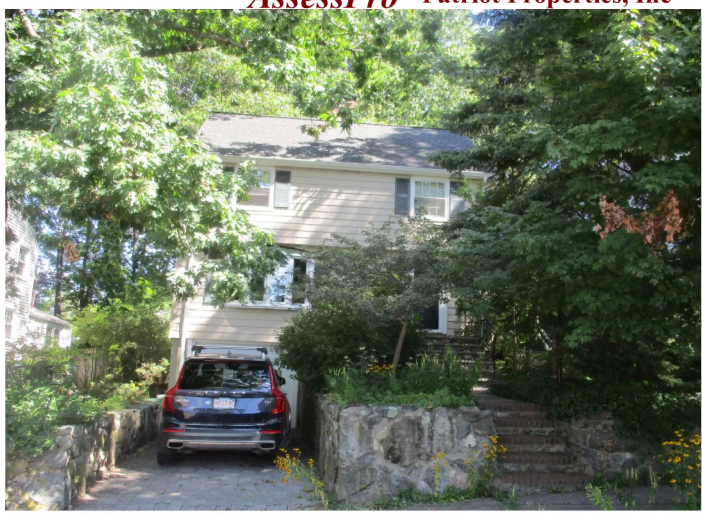
SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1982	0.00	T	29.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc